

102.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

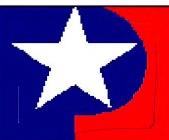
568,800 / 568,800

USE VALUE:

568,800 / 568,800

ASSESSED:

568,800 / 568,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SABOL MICHAEL J	
Owner 2:	
Owner 3:	

Street 1: 7 DICKSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry: Type:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,489 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6489		Sq. Ft.	Site		0	70.	0.95	5									430,269						430,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6489.000	138,500		430,300	568,800		65663
							GIS Ref
							GIS Ref
							Insp Date
							10/31/18

PREVIOUS ASSESSMENT								Parcel ID	102.0-0002-0002.0		!8143!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	138,500	0	6,489.	430,300	568,800	568,800	Year End Roll	12/18/2019		
2019	101	FV	124,100	0	6,489.	436,400	560,500	560,500	Year End Roll	1/3/2019		
2018	101	FV	124,100	0	6,489.	325,800	449,900	449,900	Year End Roll	12/20/2017		
2017	101	FV	124,100	0	6,489.	295,000	419,100	419,100	Year End Roll	1/3/2017		
2016	101	FV	124,100	0	6,489.	282,700	406,800	406,800	Year End	1/4/2016		
2015	101	FV	123,500	0	6,489.	239,700	363,200	363,200	Year End Roll	12/11/2014		
2014	101	FV	123,500	0	6,489.	227,400	350,900	350,900	Year End Roll	12/16/2013		
2013	101	FV	123,500	0	6,489.	216,400	339,900	339,900		12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17663-72		12/1/1986		99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/31/2018		MEAS&NOTICE							BS			Barbara S
1/6/2009		Measured							372			PATRIOT
12/11/1999		Inspected							263			PATRIOT
11/9/1999		Mailer Sent										
10/21/1999		Measured							264			PATRIOT
12/1/1981									CS			

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	19 - Ranch	1		Full Bath:	1	Rating:	Average																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	BEIGE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1951	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall:	1 - Drywall	Functional:			%	Interior:		1	5	3													
Sec Int Wall:		Economic:			%	Additions:																	
Partition:	T - Typical	Special:			%	Kitchen:																	
Prim Floors:	3 - Hardwood	Override:			%	Baths:																	
Sec Floors:		Total:	26.4	%		Plumbing:																	
Bsmnt Flr:	12 - Concrete					Electric:																	
Subfloor:						Adj \$ / SQ:	128.237																
Bsmnt Gar:	1					Other Features:	66254																
Electric:	3 - Typical					Grade Factor:	1.00																
Insulation:	2 - Typical					NBHD Inf:	1.00000000																
Int vs Ext:	S					NBHD Mod:																	
Heat Fuel:	1 - Oil					LUC Factor:	1.00																
Heat Type:	3 - Forced H/W					Adj Total:	188244																
# Heat Sys:	1					Depreciation:	49696																
% Heated:	100					Deprecated Total:	138547																
Solar HW:	NO					WtAv\$/SQ:		AvRate:		Ind.Val:													
% Com Wall:						Juris. Factor:		Before Depr:	128.24														
						Special Features:	0	Val/Su Net:	86.56														
						Final Total:	138500	Val/Su SzAd:	192.36														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 102.0-0002-0002.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											